

CONDITIONS OF APPROVAL:

Open Issues: 13 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

1. C. Existing Conditions Plan

joe.marlo@franklintn.gov *Comment not adequately addressed.*

Applicant to provide the method and date of the actual survey(s) performed.

2. J. Stormwater Management Plan

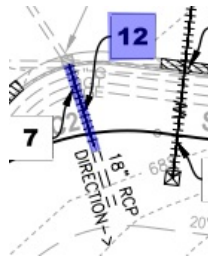
lance.fittro@franklintn.gov Due to the shallow bedrock encountered with the test borings, add the following note to the Grading and Drainage Plan and the bioretention and pervious paver details:

"Where bedrock is encountered during the excavation of the [BMP], an additional 2 feet of bedrock shall be removed below the bottom elevation of the BMP shown on the plans and the additional excavation back-filled with clean #57 stone."

3. I. Grading Plan

joe.marlo@franklintn.gov *Comment addressed, however Sheet C1.2 now appears to show the incorrect portion of pipe to be demolished.*

Applicant to correct Sheet C1.2 such that the appropriate portion of pipe remains (highlighted in blue). Applicant to revise Note 12 accordingly, as the 18" pipe is not to be completely removed.



4. V. Site Permits

amanda.ray@franklintn.gov The Stormwater/Grading permit application has been uploaded to the document manager. Please have the application completed and submit with ORIGINAL, signed and notarized Agreement and Fees (listed on permit) to Engineering.

5. D. Site Plan

joe.marlo@franklintn.gov *The following is a new comment based on new information shown on the drawings.*

Applicant to show Green Infrastructure Easements (GIE) around all green infrastructure BMPs, including pervious pavers.

Performance Agreement and Surety

General Issues

6. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:

I. City Water:	
II. City Sewer:	

III. City Streets:	\$ 28,000
IV: Private Streets:	
V. Traffic Signals:	
VI. Public Sidewalks:	\$ 9,000
VII. Stormwater Drainage:	\$ 51,000
VIII. Green Infrastructure:	\$ 130,000
IX: ITS Elements:	

Sureties are calculated, posted to, and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval.

Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access surety to be posted with the City of Franklin.

7. Landscape

larry.mizell@franklintn.gov Landscape surety \$49,000.00

Planning (Landscape)

General Issues

8. Tree Preservation/Grading/ Parking

larry.mizell@franklintn.gov That is fine as far as tree preservation requirements. However, The tree on the property line shall be preserved and the grading shall not intrude into the drip line of those trees. Applicant shall provide a tree protection fence at the actual drip line of those trees and no grading or development shall occur beyond it,

Stormwater

General Issues

9. Bioretention

ellen.moore@franklintn.gov Applicant shall show elevations for the following (if applicable) for each bioretention area onsite:

Bioretention	Subgrade Elevation	Top of Stone Elevation & Depth	Underdrain Invert Elevation	Top of Soil Elevation & Depth	Berm Elevation	Top of Casting of the Outfall Structure	Spillway Elevation
Area 1							

10. SWPPP & NOC (NPDES)

amanda.ray@franklintn.gov Issue to remain open until issued NOC is received.

11. Demolition

amanda.ray@franklintn.gov Issue to remain open for reference.

12. Long Term Maintenance Plan

jeff.willoughby@franklintn.gov Submit LTMP as a standalone document
Include:
COF number
Owners contact info
Landscape sheet for bioretention

13. Bioretention

ellen.moore@franklin.tn.gov Due to recent advances in research, applicant shall remove all filter fabric from bioretention detail. A 3" choker stone layer (#8 stone) shall be added between the sub base stone and the soil layer. Filter fabric between native soils and entire bioretention area shall be removed as well.